

# DOOR COUNTY WISCONSIN

## FORECLOSURE PROPERTIES

To be sold by sealed bid at the October  
Administrative/Finance Committee Meeting

**BIDS DUE: October 14, 2011**

	<u>PROPERTIES AVAILABLE</u>	<u>MINIMUM BID</u>
Page 1	<b>City of Sturgeon Bay</b> 281-32-21020901 – 25 ft by 119 ft lot on corner of North 7 <sup>th</sup> Avenue & Georgia Street	No Minimum Bid
	281-64-55000531 – Strip of property at end of Geneva Avenue	No Minimum Bid
Page 2	<b>City of Sturgeon Bay</b> 281-32-21020104 – Commercial lot on North 8 <sup>th</sup> Avenue	No Minimum Bid
Page 3	<b>City of Sturgeon Bay</b> 281-46-10005400 – Residential lot located on East Galley Place	\$16,000
Page 4	<b>Town of Sevastopol</b> 022-02-05282624W – Wooded lot of approximately 2 acres in Holiday Acres	No Minimum Bid
Page 5	<b>Town of Sevastopol</b> 022-52-0432 – 1.14 Acre lot off Glidden Drive	No Minimum Bid
	<b>Town of Union</b> 026-00-14262312B & 026-00-14262312C – 4.95 acre & .12 acre lots in median of County N & County DK Namur	No Minimum Bid
Page 6	<b>Town of Baileys Harbor</b> 002-19-0003A, 002-19-0003B, 002-19-0004A, 002-19-0004B, 002-19-0018A & 002-19-0018B Six Condominium footprints in Stoneridge Condominiums	\$2800 each Parcel
Page 7	<b>Town of Liberty Grove</b> 018-01-09312844A – 30 acre L-shaped parcel with about 660 feet of frontage on Old Stage Road	No Minimum Bid

## DISCLAIMER

DOOR COUNTY DOES NOT WARRANTY OR GUARANTY THE ACCURACY OF ANY INFORMATION CONTAINED WITHIN THIS PAMPHLET CONCERNING THE SUBJECT REAL ESTATE. DOOR COUNTY MAKES NO REPRESENTATIONS AS TO ZONING AND PLANNING LAWS OR REGULATIONS, LAND USE, DIMENSIONS OR ACTUAL LEGAL BOUNDARIES OF THE LAND, ACCESS TO THE LAND, TOPOGRAPHY OF THE LAND, DRAINAGE PATTERNS OF THE LAND AND NEIGHBORING PROPERTIES, WETLANDS ON THE PROPERTY, FLOODPLAIN AREAS, SOIL TYPE OR QUALITY, WATER SUPPLY OR QUALITY, OR OTHER NATURAL OR MAN-MADE FEATURES OR CHARACTERISTICS OF THE REAL ESTATE. DOOR COUNTY MAKES NO REPRESENTATIONS AS TO THE AVAILABILITY OF COMMUNITY SERVICES SUCH AS SEWAGE DISPOSAL, WASTE DISPOSAL, ELECTRICITY, NATURAL GAS/FUEL OIL/PROPANE GAS, ROAD MAINTENANCE, SNOW PLOWING, POLICE PROTECTION, FIRE PROTECTION OR OTHER SERVICES OR CONVENIENCES. DOOR COUNTY WILL NOT UNDERTAKE THE RESPONSIBILITY FOR INSPECTION, REPLACEMENT, REPAIR, REMEDIATION AND/OR CLEAN UP OF WELLS, SEPTIC SYSTEMS, HOLDING TANKS, MOUND SYSTEMS, STRUCTURES, ENVIRONMENTAL HAZARDS OR POLLUTION, OR HAZARDOUS WASTE OR MATERIALS LOCATED OVER, BENEATH, IN OR ON THE REAL ESTATE. ***THIS REAL ESTATE IS SOLD "AS IS", AND BUYER MUST TRUST TO HER/HIS OWN INSPECTION.***

DOOR COUNTY TREASURER  
JAY ZAHN

## SALE OF TAX DELINQUENT REAL ESTATE

Door County through its Administrative/Finance Committee will sell the parcels of property contained in this booklet in accordance with Section §75.69 Wisconsin Statutes.

### Terms of the Sale:

Bids must be legibly printed or type written on the approved bid form. Bidders' performance may not be dependent on the happening of a contingency (e.g. financing, sale of real estate, etc.). Each bidder must submit, with each bid, a certified check, cashier's check or money order payable to the "County of Door" in a sum equal to ten percent (10%) of the bid price. Bids and deposits must be sealed in an opaque envelope labeled "Bid for Tax Delinquent Real Estate - Parcel Number \_\_\_\_\_". Bids and deposits must be received no later than **4:30 p.m. on Friday, October 14, 2011** at the Door County Treasurer's Office, 421 Nebraska Street, Sturgeon Bay, WI 54235. Bids will be submitted to the Door County Administrative/Finance Committee and will be opened and considered at the Administrative/Finance Committee's regular October, 2011, meeting at the Door County Government Center, 421 Nebraska Street, Sturgeon Bay, Wisconsin. Bids and deposits not timely received will not be accepted.

Successful bidder(s) must pay balance of purchase price within thirty (30) days of acceptance. If the successful bidder fails to perform, for any reason, the deposit shall not be refunded.

The real estate shall be sold "as is", and Buyer must trust to her/his own inspection. Door County makes no representations as to zoning and planning laws or regulations, land use,

dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate.

Door County makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection or other services or conveniences. Door County will not undertake the responsibility for inspection, replacement, repair, remediation and/or clean up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate.

No abstract of title, title insurance or survey will be provided by Door County.

The Buyer shall have an evaluation of any existing private onsite wastewater treatment system completed and written report submitted to the Door County Sanitarian's Department within 15 days of the date of the scheduled closing.

Any person who was the owner of any right, title or interest in land which was lost by foreclosure of tax lien(s) by action in rem may, within two (2) years [and within six (6) years in the case of fraud] from the date of entry of such judgment commence an action to set aside the judgment pursuant to and in accordance with Section §75.521 Wisconsin Statutes.

If this sale is set aside for any reason in the future, Door County's liability to Buyer is limited to the return of the purchase price. Buyer shall have no further recourse against Door County.

The Door County Administrative/Finance Committee reserves the right to reject any and all bids or to accept those it deems in good faith to be most advantageous to Door County.

The Door County Administrative/Finance Committee reserves the right to waive irregularities, informalities and technical defects in bid proposals. Every bid less than the appraised value of the property shall be rejected the first time real estate is advertised for sale.

Criteria used by the Administrative/Finance Committee in determining the acceptance of a bid may include:

1. Adequacy of the bid price
2. The proposed use of the real estate
3. Whether the land will be subject to real estate taxes.
4. The sale which is most advantageous to Door County.

The Door County Administrative/Finance Committee may give preferential consideration to bids submitted by former owners or his/her heirs, or adjacent property owners.

If the Administrative/Finance Committee determines that two (2) or more of the bids are acceptable, the bid prices are equal, all criteria is met and either or all sales would be equally advantageous to the County, the sale of said property will be determined by "lots" with the winner being awarded the parcel at the price they bid.

Conveyance shall be by quit claim deed. The Bidder shall be the Grantee.

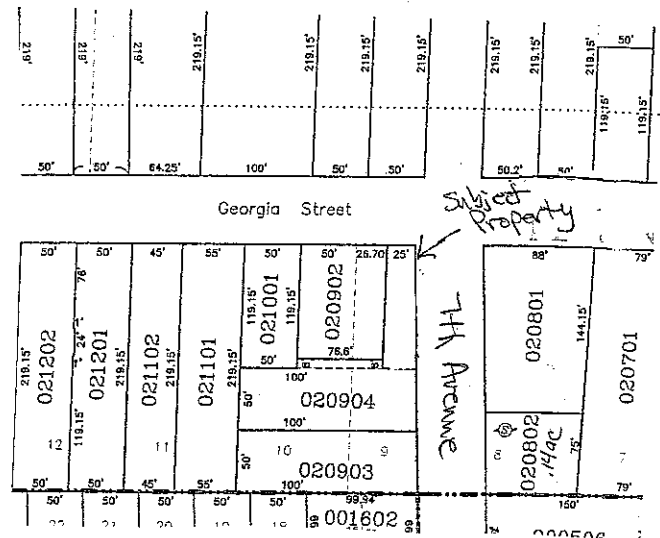
Bid forms are available from the Door County Treasurer's Office.

**Parcel No. 281-32-21020901 (City of Sturgeon Bay)**

**Location:** This parcel is located at the corner of 7<sup>th</sup> Avenue and Georgia Street in the City of Sturgeon Bay

**Description:** This lot is 25 ft by 119 ft in size. It has been owned by Door County for a number of years so no current assessment or tax information is available.

**NO MINIMUM BID REQUIRED**

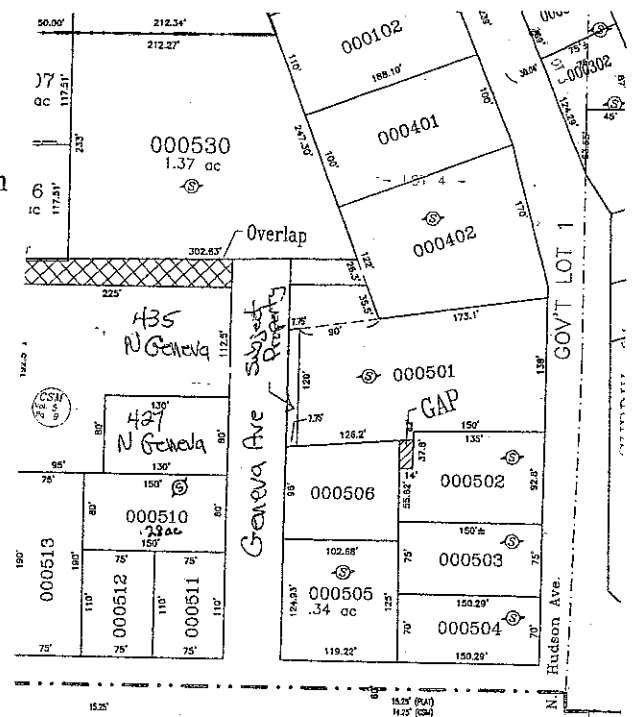


**Parcel No. 281-64-55000531 (City of Sturgeon Bay)**

**Location:** This property is a vacant strip of property located at the end of Geneva Avenue in the City of Sturgeon Bay. It is directly across the street from residences at 427 and 435 North Geneva.

**Description:** The property is 7.75 ft by 120 ft in size. It has been owned by Door County for a number of years so there is no current assessment or tax information available.

**NO MINIMUM BID REQUIRED**



**Parcel No. 281-32-21020104 (City of Sturgeon Bay)**

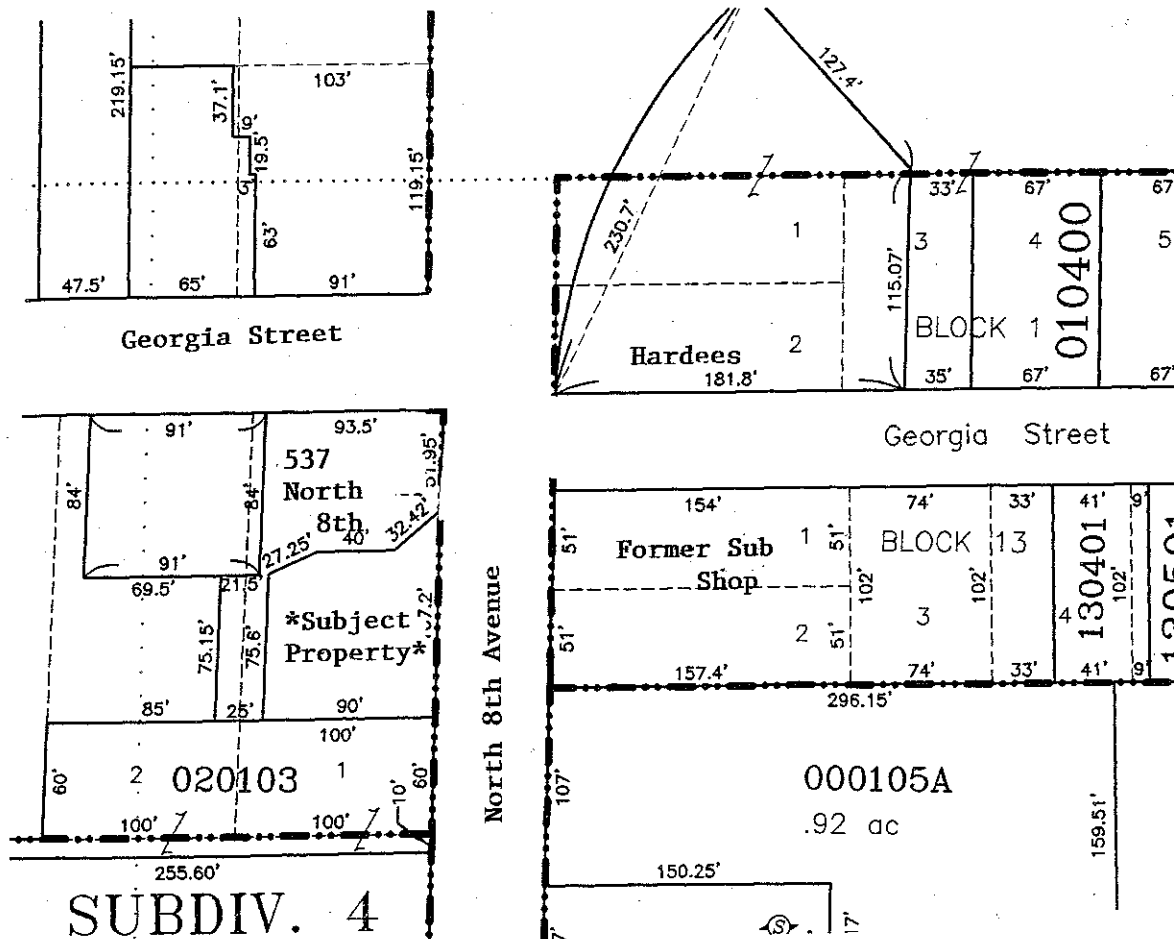
**Location:** The property is a vacant lot located approximately 50 feet south of the intersection of Georgia Street and North 8<sup>th</sup> Avenue on the west side of the street.

**Description/Characteristics:** The property is level along 8<sup>th</sup> Avenue and slopes to the west at the rear of the property. There are trees and shrubs on the lot and some slabs of concrete and asphalt where a former driveway was located. This was the location of a automotive service station that had underground storage tanks. The tanks have been removed, contaminated soil treated and removed, and the Wisconsin DNR granted final case closure with continuing obligations on 7-28-2009 (WDNR BRRTS Activity #03-15-111538). Due to the high traffic location, this site may be desirable as a "quick lube" or "kiosk" type business. It is .18 acres in size.

This property has been owned by the county for a number of years while the cleanup was in progress, so it has been exempt from property assessment and taxes.

**Zoning:** Commercial

**NO MINIMUM BID REQUIRED**



**Parcel No. 281-46-10005400 (City of Sturgeon Bay)**

**Location:** Take Highway 42/57 to County U/Clay Banks Road (just south of the Bayview Bridge). Take County U/Clay Banks Road south to East Galley Place. Take East Galley Place to the property located on the North side of the road. The vacant lot is located between residences at 814 and 830 East Galley Place.

**Description/Characteristics:** The subject property is mostly open with a few trees on the lot lines. The property is 75 ft wide and 120 ft deep.

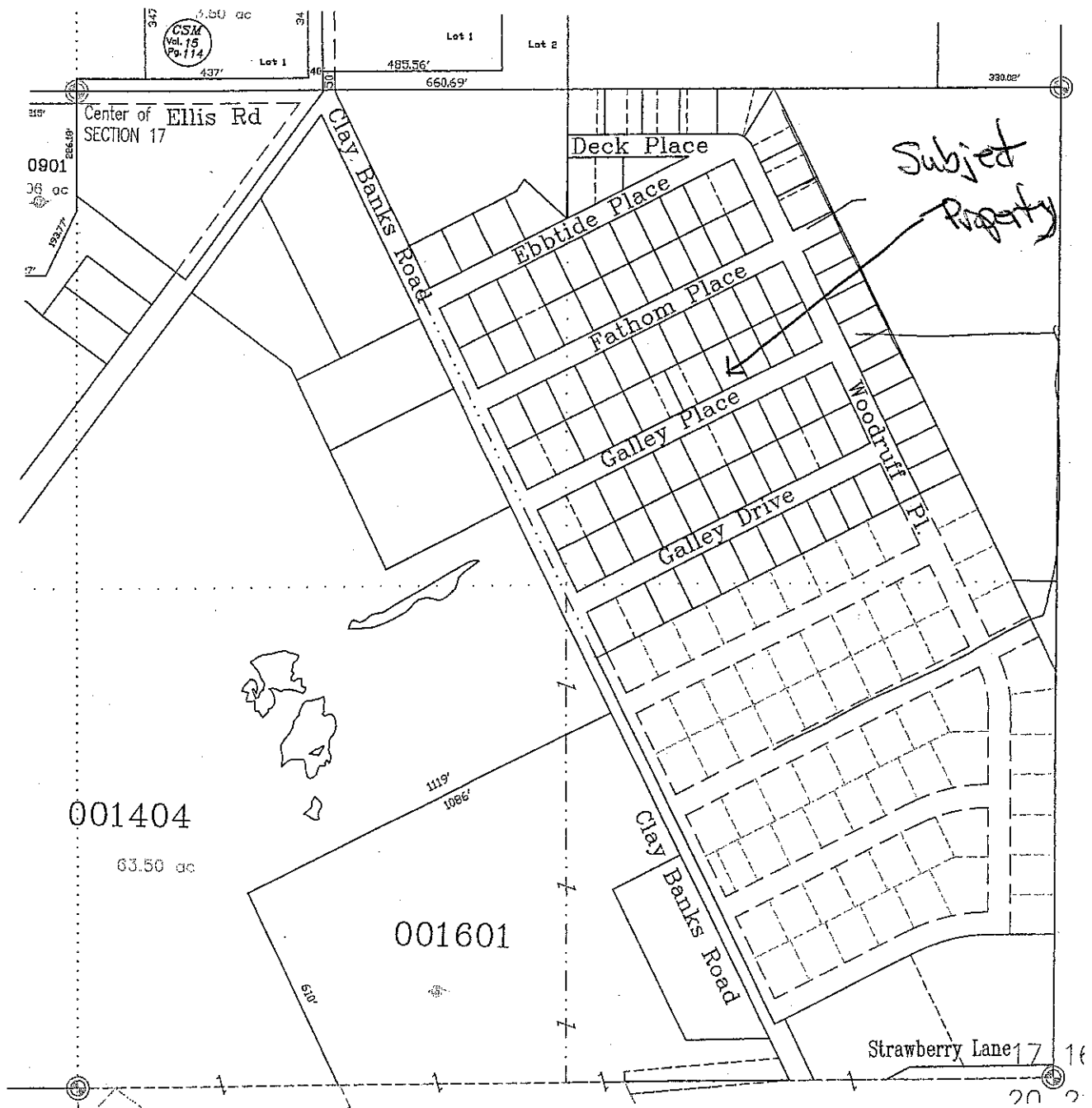
**Assessed Value for 2010 Taxes:** \$17,500

**2010 Taxes:** \$386.25

**Equalized Value for 2010:** \$18,100

**Zoning:** Residential

**Appraised Value: \$16,000 (Minimum Bid Required)**



**Parcel No. 022-02-05282624W (Town of Sevastopol)**

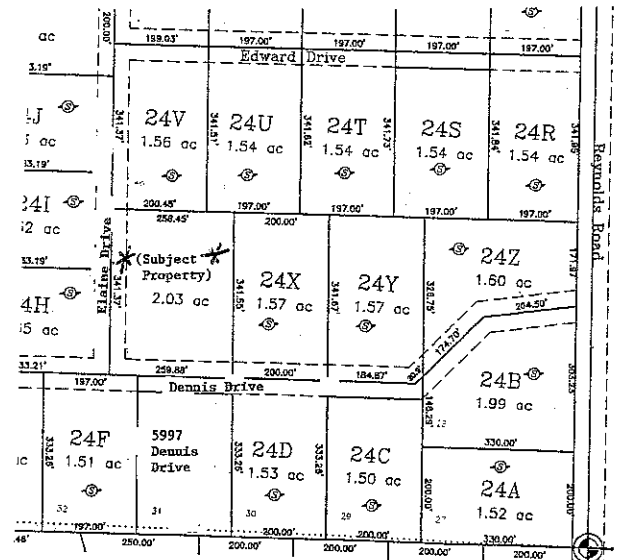
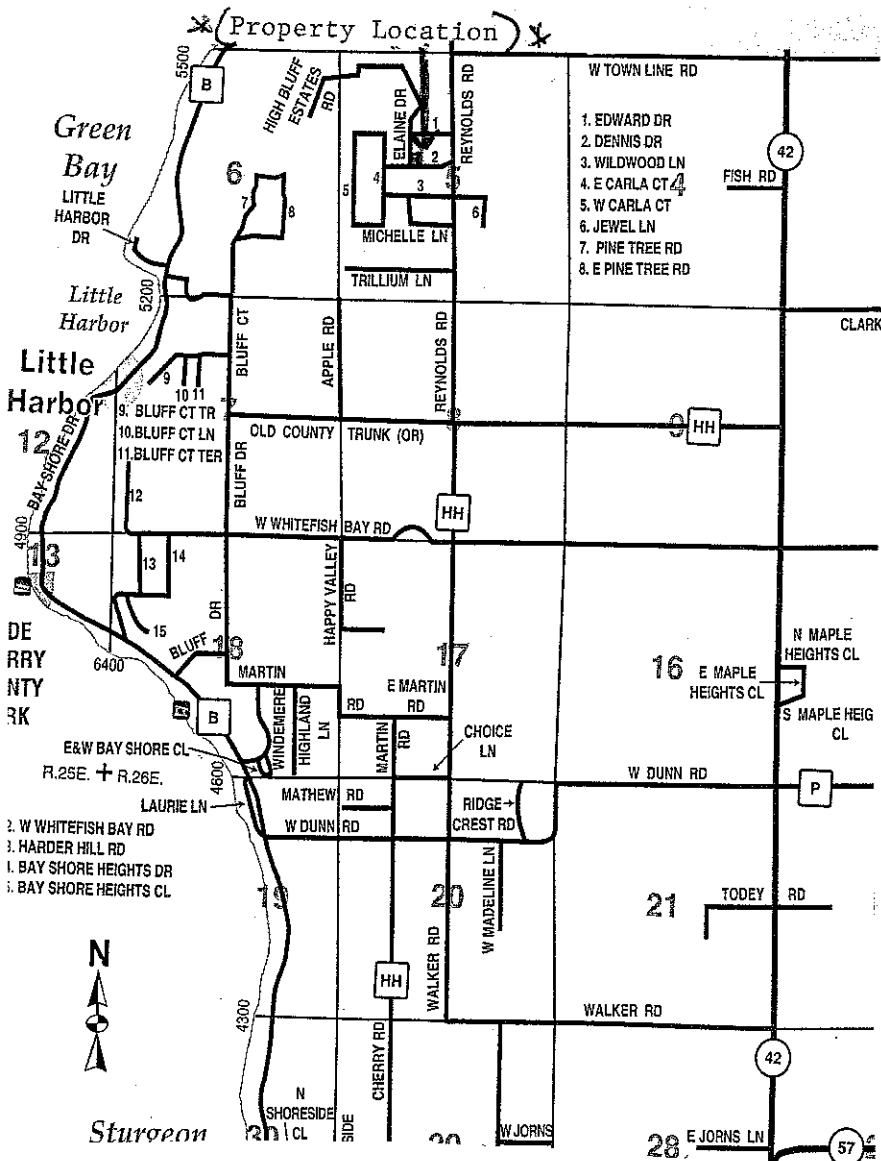
**Location:** Take Highway 42 north of Sturgeon Bay. Approximately 3 miles from the intersection with Highway 57, take County HH west and go 1 ½ miles to Reynolds Road. Take Reynolds Road 1 miles to the Holiday Acres Subdivision. At Dennis Drive turn and go west. The property is located at the corner of Dennis and Elaine Drive on the north side of the road. The property is located directly across from a residence at 5997 Dennis Drive.

**Description/Characteristics:** The property is approximately two acres in size in a development known as Holiday Acres. There is a ridge that runs north and south and there is a variety of mature trees including pine, birch, aspen and maple. Lots in this area are served by private sewer and water systems.

**Assessed Value for 2010 Taxes:** \$25,200  
**Equalized Value for 2010:** \$26,000

**2010 Taxes:** \$267.47  
**Zoning:** Estate

**NO MINIMUM BID REQUIRED**

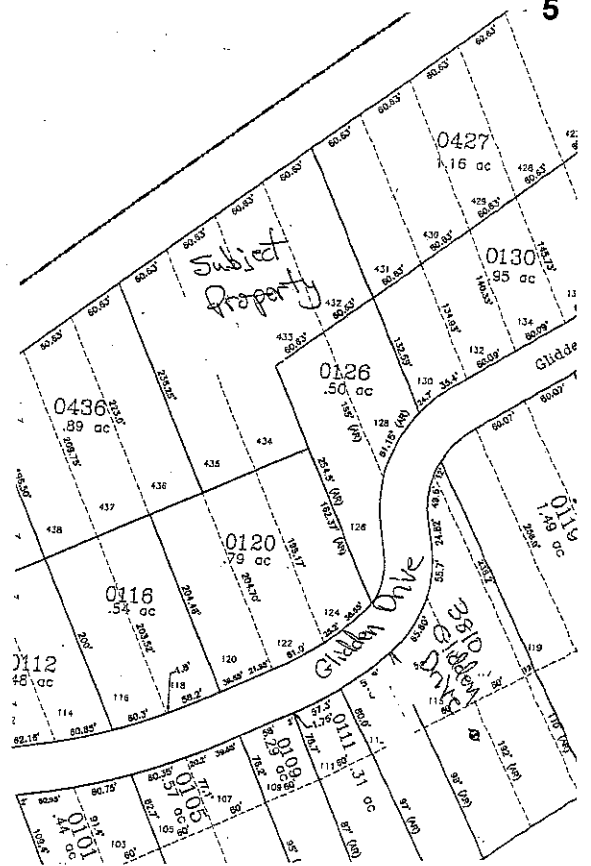


Parcel No. 022-52-0432 (Town of Sevastopol)

**Location:** The subject parcel is a 1.14 acre vacant lot off Glidden Drive in the Town of Sevastopol. It is located off the drive and across from a residence at 3810 Glidden Drive.

**Description/Characteristics:** The lot is wooded. It has been owned by Door County a number of years. There is currently no current tax information or assessments.

**NO MINIMUM BID REQUIRED**

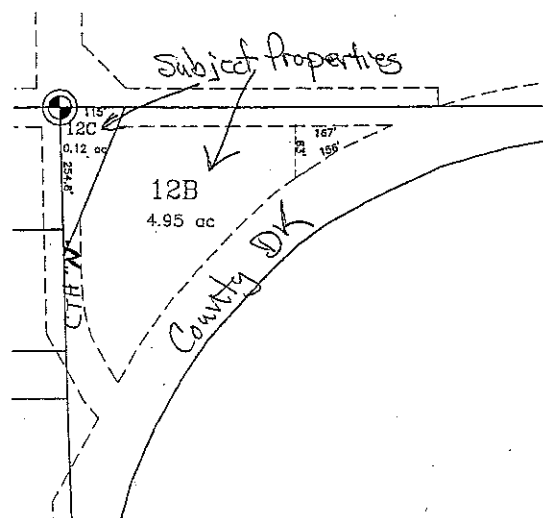


Parcel Nos. 026-00-14262312B & (Town of Union)  
026-00-14262312C

**Location:** These two parcels make up the property located in the median between County N and DK in Namur.

**Description/Characteristics:** One of these properties is 4.95 Acres and the other is .12 Acres in size. Both have been owned by Door County for some time so there is no current tax information or assessments.

**NO MINIMUM BID REQUIRED**





Parcel Nos. 002-19-0003A, 002-19-0003B, 002-19-0004A,  
002-19-0004B, 002-19-0018A, 002-19-0018B  
(Town of Baileys Harbor)

**Location:** Take Highway 57 to North Kangaroo Lake Lane (just south of Maxwellton Braes Golf Course). Turn east on North Kangaroo Lake Lane and then north on Stone Ridge Lane. There is a dirt trail leading to the properties. A Stoneridge Country Villa sign is at the entrance to the properties.

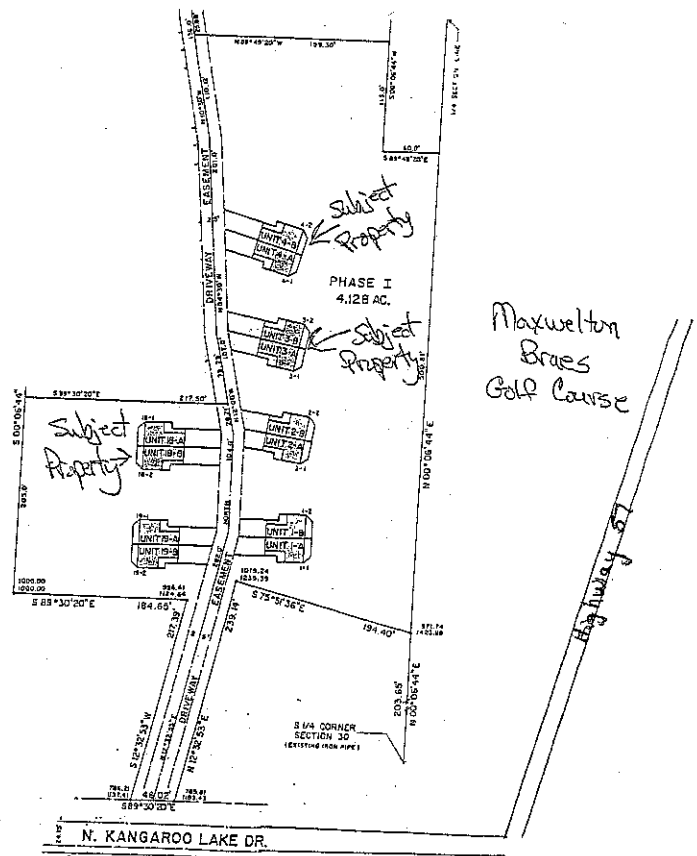
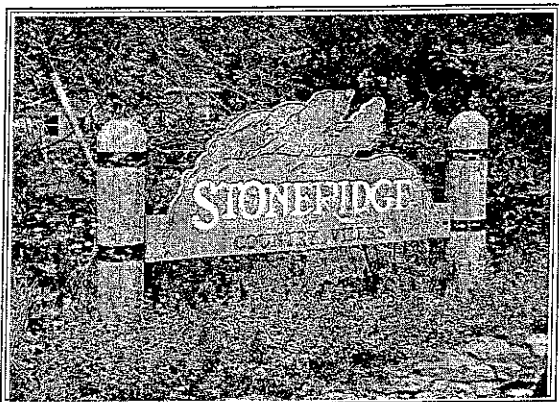
**Description/Characteristics:** The subject properties are six undeveloped condominium footprints and the land surrounding them. There are four developed condominium units on the 4.13 acres and two undeveloped condominium units that are privately owned. Up for bid are the remaining 6 undeveloped condominium units.

#### Each Property

Assessed Value for 2010 Taxes: \$2500      2010 Taxes: \$24.60

Equalized Value for 2010 Taxes: \$2400

Appraised Value (Each Parcel): \$2800 (Minimum Bid Required)



**Parcel No. 018-01-09312844A (Town of Liberty Grove)**

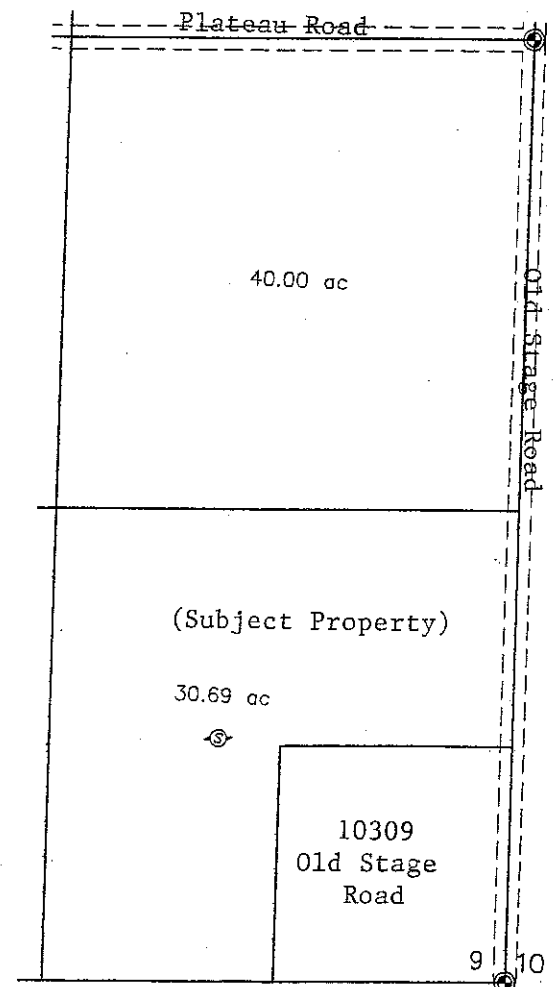
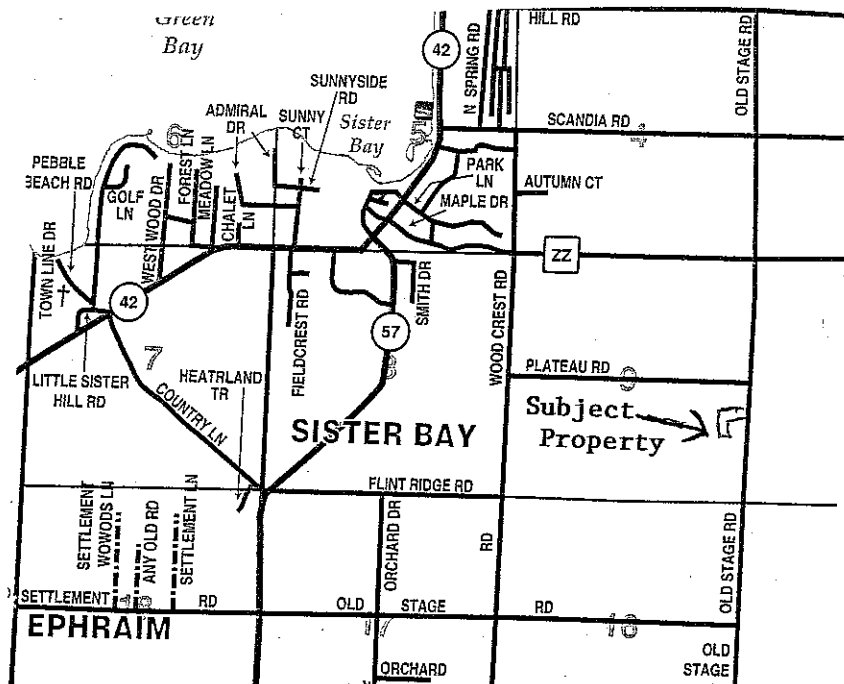
**Location:** Take Highway 57 north. South of the Village of Sister Bay, turn east on Old Stage Road and go 2.5 miles. The property is located on the west side of the road just past a residence at 10309 Old Stage Road.

**Description/Characteristics:** The subject property is approximately a 30 acres "L-shaped" parcel of open land. The parcel is fairly level and has some trees and shrubs along the borders. There is about 660 feet of road frontage on Old Stage Road. Due to zoning the parcel might be able to be divided into three 10 acre pieces but a road would have to be constructed for access to the rear acreage.

**Assessed Value for 2010 Taxes:** \$216,500  
**Equalized Value for 2010:** \$247,100

**2010 Taxes:** \$2,348.36  
**Zoning:** Heartland

**NO MINIMUM BID REQUIRED ON THIS PROPERTY**



## BID AND PURCHASE AGREEMENT

I, We \_\_\_\_\_

adult(s) residing at \_\_\_\_\_

\_\_\_\_\_ ("Purchaser") hereby agree to purchase

Parcel Number \_\_\_\_\_ from the County of Door subject to the terms and conditions set forth herein.

1. The purchase price for the real estate shall be \$ \_\_\_\_\_. Purchaser agrees to pay the purchase price (less deposit) in cash or by certified check or bank draft within 30 days of acceptance of this Bid and Purchase Agreement by the County of Door.
2. Purchasers' performance may not be dependent on the happening of a contingency (e.g. financing, sale of real estate, etc.).
3. A deposit, in the form of a certified check, cashier's check, or money order payable to the "County of Door", in a sum equal to ten percent (10%) of the purchase price, must accompany this Bid and Purchase Agreement. If this Bid and Purchase Agreement is accepted by the County of Door and the Purchaser defaults, Purchaser shall forfeit this sum to the County of Door.
4. Conveyance shall be by quit claim deed. A quit claim deed passes any title, interest or claim which the grantor may have in the real estate, but does not profess that such title is valid, nor contains any warranty or guaranty of title. Purchaser shall be the grantee.
5. No abstract of title, title insurance, or survey will be provided by the County of Door to Purchaser.
6. The real estate shall be sold "as is", and Purchaser must trust to her/his own inspection. Door County makes no representations as to zoning and planning laws or regulations, land use, dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate. Door County makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection or other services or conveniences. Door County will not undertake the responsibility for inspection, replacement, repair, remediation and/or clean up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate.
7. The Purchaser shall have an evaluation of any existing private onsite wastewater treatment system completed and written report submitted to the Door County Sanitarian's Department within 15 days of the date of the scheduled closing.
8. Purchaser is aware that any person who was the owner of any right, title or interest in land which was lost by foreclosure of tax lien(s) by action in rem may, within two (2) years in cases other than fraud [and within six (6) years in the case of fraud] from the date of entry of such judgment commence an action to set aside the judgment pursuant to and in accordance with Section §75.521 Wisconsin Statutes.

9. If this sale is set aside for any reason in the future, the County of Door's liability to Purchaser is limited to the return of the purchase price. Purchaser shall have no further recourse against the County of Door.
10. The County of Door reserves the right to reject any and all bids or to accept those it deems in good faith to be most advantageous to the County of Door. Every bid less than the appraised value of the property shall be rejected the first time real estate is advertised for sale.

Criteria used by the County of Door in determining the acceptance of a bid may include:

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The County of Door may give preferential consideration to bids submitted by former owners or his/her heirs, or adjacent property owners.

11. If the County of Door determines that two (2) or more of the bids are acceptable, the bid prices are equal, all criteria is met and either or all sales would be equally advantageous to the County, the sale of said property will be determined by "lots" with the winner being awarded the parcel at the price they bid.
12. Any time constraint set forth herein may be extended at the discretion of the County of Door.
13. The County of Door reserves the right to waive irregularities, informalities and technical defects in bid proposals.
14. This Bid and Purchase Agreement constitutes the entire agreement between the Purchaser and County of Door, and no oral statements or promises shall be valid or binding.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2011.

### BIDDER(S)/PURCHASER(S)

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

\*\*\*This Bid and Purchase Agreement must be fully completed, legibly written or typed, and may not be altered. This Bid and Purchase Agreement, and deposit, must be sealed in an opaque envelope, labeled "Bid for Tax Delinquent Real Estate – Parcel No. \_\_\_\_\_" and timely delivered to and received by the Door County Treasurer's Office, 421 Nebraska Street, Sturgeon Bay, Wisconsin 54235.